

# April 2004

Click on the desired View Agenda or View Speakers List  
for detailed information.  
(\*The Speakers List is available at 3:30pm on the day of the meeting.)

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
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4	5	6	7 Planning Commission Meeting <a href="#">View Agenda</a> <a href="#">View Speakers List*</a>	8 No Planning Commission Meeting	9	10
11	12	13	14 Planning Commission Meeting <a href="#">View Agenda</a> <a href="#">View Speakers List*</a>	15 Planning Commission Meeting MEETING CANCELLED <a href="#">View Agenda</a>	16	17
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25	26 Board of Supervisors Meeting FY '05 Budget Adoption	27	28 No Planning Commission Meeting	29 Planning Commission Meeting <a href="#">View Agenda</a> <a href="#">View Speakers List*</a>	30	
Planning Commission Meetings are held in the Board Auditorium of the Government Center Building at 12000 Government Center Parkway.  All Planning Commission Meetings for the month of April will begin at 8:15 pm.						

# FAIRFAX COUNTY PLANNING COMMISSION

## MEETING AGENDA

### Wednesday, April 7, 2004

*Posted: 12/3/03*  
*Finalized: 4/8/04*

<b>KEY</b> P/H – Public Hearing D/O – Decision Only
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Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

#### ARCHITECTURAL ELEVATIONS

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FDPA 87-S-039-9	Fairfax Corner Mixed Use L.C.	W. Mayland	Approved

#### ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FDP 2003-PR-008 (Deferred from 3/4/04)	Lincoln Property. Company Southwest, Inc	C. Belgin	Approved
RZ 2003-DR-031 FDP 2003-DR-031 (Deferred from 3/25/04)	Winchester Homes, Inc.	C. Belgin	Recommend Approval Approved

#### ITEMS SCHEDULED FOR ADMINISTRATIVE REVIEW

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
A 2003-MV-049	William P. & Mary O. Oehrlein	J. Reale	Recommend BZA Deny

#### ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2003-PR-038 & 2232-P04-1	City of Falls Church, Department of Environmental Services	L. Shulenberger	Recommend Approval Approved
RZ 2003-SU-057 (Moved from 3/3/04)	Continental-Packaging Assoc. L.P. & Cafferty Lafayette L.	K. Shields	Recommend Approval
2232-S04-3 (Deferred from 3/25/04)	Fairfax County	D. Marshall	Approved
SE 2003-LE-028 & SE 2003-LE-029 & SE 2003-LE-031 (Moved from 3/3/04)	Silvio Diana	C. Lewis	P/H to 5/6/04
RZ/FDP 2003-MV-060	D. R. Horton, Inc.	C. Belgin	P/H to 6/3/04
SEA 94-Y-038-3 (Moved from 3/3/04)	Robert M. Rosenthal	K. Shields	P/H to 5/26/04

#### ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
APR-01-II-1M (Dranesville)		C. Johnson	P/H to 4/14/04
RZ 2003-MV-059	Anastasios and Anna Grypeos	C. Lewis	P/H to 5/27/04

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
Wednesday, April 7, 2004**

*Posted: 3/24/04  
Finalized: 4/8/04*

<b>KEY</b> P/H – Public Hearing D/O – Decision Only
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**8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

**ITEM SCHEDULED FOR ADMINISTRATIVE REVIEW**

**MOUNT VERNON DISTRICT**

**A 2003-MV-049 - WILLIAM P. AND MARY O. OEHRLEIN** - Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal determination that Talbert Rd. does not meet the definition of street as set forth in the Fairfax County Zoning Ordinance and, as such, lot width cannot be measured along Talbert Rd. for Lots 2 through 5 of the proposed Giles Glenn Subdivision. Located at 9000 Hooes Rd. on approx. 10.0 ac. of land zoned R-1. Tax Map 106-2 ((1)) 15.

**ITEM SCHEDULED FOR DECISION ONLY**

**DRANESVILLE DISTRICT**

**RZ/FDP 2003-DR-031 - WINCHESTER HOMES, INC.** - Appl. to rezone from R-1 and R-3 to PDH-5 to permit residential development at a density of 4.82 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the E. side of Great Falls St. approx. 1,000 ft. N. of Haycock Rd. on approx. 21.15 ac. of land. Comp. Plan Rec: 4-5 du/ac and 1-2 du/ac. Tax Map 40-2 ((1)) 20, 21, 22, 22A, 22B, 23 and 24A; 40-2 ((34)) A.

**PROVIDENCE DISTRICT**

**FDP 2003-PR-008 - LINCOLN PROPERTY COMPANY SOUTHWEST, INC.** - Appl. to permit approval of the final development plan for residential development Associated with RZ 2003-PR-008. Located on the E. side of Gallows Rd. and on the N. and S. sides of Science Applications Ct. on approx. 19.04 ac. of land. Tax Map 39-2 ((1)) 13 pt.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**PROVIDENCE DISTRICT**

**SE 2003-PR-038 - ROBERT J. ETRIS, CITY OF FALLS CHURCH, DEPARTMENT OF ENVIRONMENTAL SERVICES** - Appl. under Sect. 3-104 of the Zoning Ordinance to permit improvements to an existing water pumping facility. Located at 1851 Dolley Madison Blvd. on approx. 2,228 sq. ft. of land zoned R-1 and HC. Tax Map 29-4 ((1)) 34A. (Concurrent with 2232-P04-1.)

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
Wednesday, April 7, 2004**

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**PROVIDENCE DISTRICT (cont.)**

**2232-P04-1 - ROBERT J. ETRIS, CITY OF FALLS CHURCH, DEPARTMENT OF ENVIRONMENTAL SERVICES** - Appl. under Sects. 15.2-2204 and 15.2-2232 of the Code of Virginia to permit improvements to an existing water pumping facility. Located at 1851 Dolley Madison Blvd. on approx. 2,228 sq. ft. of land zoned R-1 and HC. Tax Map 29-4 ((1)) 34A. (Concurrent with SE 2003-PR-038.)

**SPRINGFIELD DISTRICT**

**2232-S04-3 – FAIRFAX COUNTY DEPT. OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES** - Appl. under Sects. 15.2-2204 and 15.2-2232, of *Code of Virginia* as amended, the Fairfax County Dept. of Public Works and Environmental Services to establish new County and State public safety and transportation facilities at 4726 / 4800 West Ox Rd., Fairfax. Proposed facilities include a public safety operations center for County and State communications functions and a County police forensics facility, a 199-ft. tall monopole for future telecommunications antennas, a VDOT regional headquarters facility with shared child care center and State Police administrative offices, a bus operations and maintenance facility, and parking facilities. Tax Maps 55-2 ((1)) 4, 4A; 55-4 ((1)) 17A; 56-1 ((1)) 3, 3A, 3B.

**SULLY DISTRICT**

**RZ 2003-SU-057 - CONTINENTAL-PACKAGING ASSOCIATES, L.P. & CAFFERTY LAFAYETTE L.C.** - Appl. to rezone from I-3 and WS to I-4 and WS to permit industrial development (warehouse, office uses) with an overall Floor Area Ratio (FAR) of 0.29. Located in the S.W. quadrant of Lafayette Center Dr. and Pleasant Valley Rd. on approx. 10.46 ac. of land. Comp. Plan Rec: Mixed Use up to 0.35 FAR. Tax Map 33-2 ((4)) 6 and 9.

**FAIRFAX COUNTY PLANNING COMMISSION  
AGENDA/SPEAKERS LIST  
Wednesday, April 7, 2004**

*Posted: 4/7/04  
Finalized: 4/8/04*

<b>KEY</b> P/H – Public Hearing D/O – Decision Only
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**DECISIONS:** FDP 2003-PR-008 - LINCOLN PROPERTY CO. SOUTHWEST, INC. (P/H on 3/4/04)  
RZ/FDP 2003-DR-031 - WINCHESTER HOMES, INC. (P/H on 3/18/04)

**DEFERRALS:** SE 2003-LE-031 - SILVIO DIANA - P/H to 5/6/04  
SE 2003-LE-028 - SILVIO DIANA - " " " "  
SE 2003-LE-029 - SILVIO DIANA - " " " "  
RZ/FDP 2003-MV-060 - D.R. HORTON - P/H to 6/3/04  
SEA 94-Y-038-03 - ROBERT M. ROSENTHAL - P/H to 5/26/04

**ADMINISTRATIVE REVIEW ITEM:**  
A 2003-MV-049 - WILLIAM P. AND MARY O. OEHRLEIN

**ADMINISTRATIVE ACTION:**  
Fairfax Corner Architectural Elevations (FDPA 87-S-039-9) Springfield District  
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**PUBLIC HEARINGS:**  
RZ 2003-SU-057 - CONTINENTAL-PACKAGING ASSOCIATES, L.P. & CAFFERTY LAFAYETTE L.C.

NO SPEAKERS

SE 2003-PR-038 AND 2232-P04-1 - ROBERT J. ETRIS, CITY OF FALLS CHURCH, DEPARTMENT OF ENVIRONMENTAL SERVICES

NO SPEAKERS

2232-S04-3 - FAIRFAX CO. DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES

NO SPEAKERS

# FAIRFAX COUNTY PLANNING COMMISSION

## MEETING AGENDA

### Wednesday, April 14, 2004

Posted: 12/24/03  
Revised: 4/15/04

<b><u>KEY</u></b> P/H – Public Hearing D/O – Decision Only
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Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

#### ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FS-D04-19	Mileston Comm./Cingular/T-Mobile	D. Marshall	Approved

#### ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2003-MV-036 (Deferred from 3/25/04)	Roubin Associates, LLC and Mary Anne Pearson Sanko Revocable Trust	C. Lewis	Recommend Approval

#### ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2003-MV-065	Fairfax County Board of Supervisors	J. Hada	P/H to 4/21/04
S03-IV-MV4	Out of Turn Plan Amendment	D. James	Recommend Approval
APR-01-II-1M (Dranesville) (Moved from 4/7/04)		C. Quintero Johnson	Recommend Approval
RZ 2003-MA-052 & SEA 88-L-071 (Deferred from 3/24/04)	Trustees for Immanuel Bible Church being Ralph Weitz, Joel Benson, & Alan Fischer	K. Abrahamson	P/H to 4/29/04
RZ/FDP 2003-PR-043 (Moved from 3/25/04)	Van Metre Land Limited Partnership	C. Lewis	P/H to 4/29/04

#### ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ/FDP 2003-PR-022	Pulte Home Corporation	C. Lewis	P/H Deferred Indefinitely
SE 2003-SP-041	Coxcom Inc. d/b/a Cox Communications of Northern Virginia	T. Swagler	P/H to 4/22/04
PCA 84-L-020-20 & FDPA 84-L-020-2-11 (Moved from 3/4/04)	Apple Federal Credit Union & Kohl's Department Stores, Inc.	L. Shulenberger	P/H to 6/3/04
RZ 2003-LE-041 (Moved from 3/11/04)	Sung Soo Kim, Lai-Foong Goh, and Sung Won Kim	L. Shulenberger	P/H to 6/3/04
2232-B03-14	Nextel Communications	M. Hines	P/H Deferred Indefinitely

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
Wednesday, April 14, 2004**

Posted: 3/31/04  
Finalized: 4/15/04

<b>KEY</b> P/H – Public Hearing D/O – Decision Only
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**8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

**ITEM SCHEDULED FOR ADMINISTRATIVE REVIEW**

**MOUNT VERNON DISTRICT**

**RZ 2003-MV-036 - ROUBIN ASSOCIATES, L.L.C. AND MARY ANNE PEARSON SANKO REVOCABLE TRUST** - Appl. to rezone from R-1 to I-6 to permit industrial development with an overall Floor Area Ratio (FAR) of 0.06. Located on the S. side of Newington Rd. at its intersection with Loisdale Rd. and at the N. terminus of Terminal Rd. on approx. 6.39 ac. of land. Comp. Plan Rec: Industrial. Tax Map 99-1 ((1)) 5E.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**DRANESVILLE DISTRICT**

**APR 01-II-1M – AREA PLAN REVIEW AMENDMENT-** Appl. to consider revisions to the Adopted Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22, concerning Subarea #1 of the McLean Community Business Center which is located on the southeast corner of Chain Bridge Road and Davidson Road. Subarea #1 (parcels 30-4((1)) 3,3A,4,5,5A,6) is planned for residential use at 8-12 dwelling units per acre. Plan guidance indicates that existing large trees should be preserved, that a central drainage swale should become open space, that there should be full consolidation of remaining parcels and that new development should be compatible in size and appearance with existing townhouses. The Plan Amendment will consider modifying or deleting some or all of these conditions.

**MOUNT VERNON DISTRICT**

**S03-IV-MV4 – OUT OF TURN PLAN AMENDMENT** – Appl. to consider revisions to the Adopted Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, concerning approx. 1.23 ac. generally located on the east side of Richmond Hwy. between Preston Ave. and East Lee Ave., Tax Map Numbers 93-1 ((18)) (D) 117, 126, 138 and 130 (pt.). The area is partially within the Beacon/Groveton Community Business Center (CBC), Land Unit E which is planned for townhouse-style office and/or retail use up to a .30 FAR and a maximum height of 35 feet. A portion of the site is in the Memorial Heights Neighborhood Conservation District and the Groveton Community Planning Sector and is planned for residential use at 3-4 du/ac. The Plan Amendment will consider expanding the boundaries of Land Unit E of the Beacon/Groveton CBC to include part of Parcel 130 and all of Parcel 138, increasing the FAR up to .50 and increasing building height up to 45 feet. An option for residential/mixed use development up to .80 FAR will also be considered.

**FAIRFAX COUNTY PLANNING COMMISSION  
AGENDA/SPEAKERS LIST  
Wednesday, April 14, 2004**

*Posted: 4/14/04  
Finalized: 4/15/04*

<b>KEY</b> P/H – Public Hearing D/O – Decision Only
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**DEFERRALS:** RZ 2003-PR-043 - VAN METRE LAND LIMITED PARTNERSHIP – P/H to 4/29/04  
FDP 2003-PR-043 - VAN METRE LAND LIMITED PARTNERSHIP – "" "" ""

RZ 2003-MA-052 - THE TRUSTEES FOR IMMANUEL BIBLE CHURCH – P/H to 4/29/04  
SEA 88-L-071 – THE TRUSTEES FOR IMMANUEL BIBLE CHURCH – "" "" ""

RZ 2003-MV-065 - BOARD OF SUPERVISORS' OWN MOTION – P/H to 4/21/04

**DECISIONS:** RZ 2003-MV-036 - ROUBIN ASSOCIATES, LLC AND MARY ANNE PEARSON SANKO  
REVOCABLE TRUST (PH held on 3/3/04)

**FEATURES SHOWN:**

FS-D04-19 - Milestone Communications, 1633 Davidson Road (Deadline 6/14/04)

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**PUBLIC HEARINGS:**

APR 01-II-1M (Dranesville District)

NO SPEAKERS

S03-IV-MV4 – OUT OF TURN PLAN AMENDMENT (Mount Vernon District)

1. Noor Ahmed  
Represented by Gallifant Hawes  
3003 & 3007 Preston Avenue  
Alexandria, VA 22306
2. Jane Kelsey  
Jane Kelsey & Associates, Inc.  
4041 Autumn Court  
Fairfax, VA 22030-5168



**FAIRFAX COUNTY PLANNING COMMISSION  
MEETING AGENDA  
Thursday, April 15, 2004**

*Posted: 2/9/04  
Revised: 3/25/04*

**KEY**  
P/H – Public Hearing  
D/O – Decision Only

**DUE TO THE DEFERRAL  
OF THE ONLY CASE ON THE AGENDA,  
THE PLANNING COMMISSION MEETING  
SCHEDULED FOR APRIL 15, 2004,  
HAS BEEN CANCELLED.**

**The item previously scheduled for public hearing  
by the Planning Commission on April 15, 2004,  
has been rescheduled as indicated below.**

**ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
Zoning Ordinance Amendment – Cluster Subdivisions (Commissioner Wilson) (Moved from 3/11/04)		R. Murray	P/H to 4/21/04

# FAIRFAX COUNTY PLANNING COMMISSION

## MEETING AGENDA

### Wednesday, April 21, 2004

Posted: 2/9/04  
Finalized: 4/22/04

<b>KEY</b> P/H – Public Hearing D/O – Decision Only
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Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

<u>FEATURES SHOWN</u>				
<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Staff</u>	<u>PC Action</u>
FS-M04-12	Omnipoint (T-Mobile)	6560 Braddock Rd.	W. Hagan	Approved
FS-M04-14	Omnipoint (T-Mobile)	5827 Columbia Pike	D. Jillson	Approved
FS-M04-8	Omnipoint (T-Mobile)	7830 Rebel Rd.	W. Hagan	Approved
FS-P04-15	Omnipoint (T-Mobile)	7389 Lee Highway	W. Hagan	Approved
FS-P04-17	Omnipoint (T-Mobile)	2751 Prosperity Ave.	W. Hagan	Approved
FS-S04-22	Omnipoint(T-Mobile)	4201 Stringfellow Rd.	W. Hagan	Approved

#### ITEMS SCHEDULED FOR DECISION ONLY

None scheduled.

#### WORKSHOP SCHEDULED

<u>Workshop Topic</u>	<u>Staff</u>
Zoning Ordinance Amendment – cluster subdivision changes (Commissioner Wilson)	R. Murray

#### ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2004-PR-003 & SE 2004-PR-007	Arlington Boulevard Consolidation, LLC	W. Mayland	Recommend Approval
RZ 2003-DR-063 & SE 2003-DR-039 & PCA 95-D-040 (Moved from 4/22/04)	St. John's Catholic Church	P. Braham	D/O to 5/13/04
SE 2003-SP-041 (Moved from 4/22/04)	Coxcom Inc. d/b/a Cox Communications of Northern Virginia	T. Swagler	P/H to 5/26/04
RZ 2003-MV-065 (Deferred from 4/14/04)	Fairfax County Board of Supervisors	J. Hada	Recommend Approval

#### ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
Zoning Ordinance Amendment – Cluster Subdivisions (Commissioner Wilson) (Moved from 4/15/04)		R. Murray	P/H to 4/22/04
RZ 2003-LE-011 & PCA 96-L-005-3 & SEA 96-L-034-3 (Moved from 4/22/04)	Foundation for Applied Technical Education	P. Braham	P/H to 7/14/04
RZ/FDP 2003-MV-062 (Moved from 4/22/04)	Eastwood Properties, Inc.	L. Shulenberger	P/H to 7/29/04

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
Wednesday, April 21, 2004**

Posted: 4/7/04  
Finalized: 4/22/04

<b>KEY</b> P/H – Public Hearing D/O – Decision Only
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**8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

None scheduled at this time.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**DRANESVILLE DISTRICT**

**RZ 2003-DR-063 - THE MOST REVEREND PAUL S. LOVERDE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA AND HIS SUCCESSORS IN OFFICE (ST. JOHN CATHOLIC CHURCH)** - Appl. to rezone from R-1 and R-2 to R-2 to permit building additions and site modifications to an existing place of worship with a private school of general education with an overall Floor Area Ratio (FAR) of 0.15. Located at 6422 Linway Ter. and 1608 Carlin La on approx. 12.55 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 31-3 ((1)) 25B, 25C, 27A and 31B. (Concurrent with SE 2003-DR-039 and PCA 95-D-040.)

**PCA 95-D-040 - THE MOST REVEREND PAUL S. LOVERDE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA AND HIS SUCCESSORS IN OFFICE (ST. JOHN CATHOLIC CHURCH)** - Appl. to amend the proffers for RZ 95-D-040 previously approved for a convent and residential development to permit a reduction in land area to allow incorporation into RZ 2003-DR-063. Located on the W. side of Carlin La. approximately 400 ft. N. of its intersection with Linway Ter. on approx. 1.20 ac. of land zoned R-2. Comp. Plan Rec: 2-3 du/ac. Tax Map 31-3 ((1)) 27A. (Concurrent with RZ 2003-DR-063 and SE 2003-DR-039.)

**SE 2003-DR-039 - THE MOST REVEREND PAUL S. LOVERDE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA AND HIS SUCCESSORS IN OFFICE (ST. JOHN CATHOLIC CHURCH)** -Appl. under Sect. 3-204 of the Zoning Ordinance to permit building additions and site modifications to an existing place of worship with a private school of general education. Located at 6422 Linway Ter. and 1608 Carlin La. on approx. 12.55 ac. of land zoned R-2. Dranesville District. Tax Map 31-3 ((1)) 25B, 25C, 27A and 31B. (Concurrent with RZ 2003-DR-063 and PCA 95-D-040.)

**MOUNT VERNON DISTRICT**

**RZ 2003-MV-065 - BOARD OF SUPERVISORS', OWN MOTION** - Appl. to rezone from R-8, C-8 and HC to R-8, C-8, HC, and CRD to include the parcel in the Commercial Revitalization Overlay District. Located in the S.E. quadrant of Radford Ave. and Richmond Hwy. on approx. 22,292 sq. ft. of land. Comp. Plan Rec: Mixed Use. Tax Map 101-3 ((3)) 1.

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA**

**Wednesday, April 21, 2004**

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**PROVIDENCE DISTRICT**

**RZ 2004-PR-003 - ARLINGTON BOULEVARD CONSOLIDATION LLC** - Appl. to rezone from C-3 and R-1 to C-3 to permit commercial development with an overall Floor Area Ratio (FAR) of 0.65. Located in the S.W. quadrant of the intersection of Arlington Blvd. and Williams Dr. and N. and S. sides of Pennell St. on approx. 10.74 ac. of land. Comp. Plan Rec: Office. Tax Map 49-3 ((1)) 135, 49-3 ((9)) 1B, 2, 2A, 3, 4, 7A and 11A. (Concurrent with SE 2004-PR-007.)

**SE 2004-PR-007 - ARLINGTON BOULEVARD CONSOLIDATION LLC** - Appl. under Sects. 9-607 and 4-307 of the Zoning Ordinance to permit an increase in building height. Located at 8401 Arlington Blvd. on approx. 2.63 ac. of land zoned C-3. Tax Map 49-3 ((9)) 11A pt. (Concurrent with RZ 2004-PR-003.)

**FAIRFAX COUNTY PLANNING COMMISSION**  
**AGENDA/SPEAKERS LIST**  
**Wednesday, April 21, 2004**

Posted: 4/21/04  
Finalized: 4/22/04

<b>KEY</b> P/H – Public Hearing D/O – Decision Only
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**WORKSHOP:** PROPOSED ZONING ORDINANCE AMENDMENTS FOR CLUSTER SUBDIVISIONS

**DEFERRALS:**

SE 2003-SP-041 – COXCOM INC. d/b/a COX COMMUNICATIONS OF NORTHERN VIRGINIA  
(PH FROM 4/22/04 TO 5/26/04)

**FEATURES SHOWN:**

FS-M04-12 – OMNIPOINT (T-MOBILE), 6560 Braddock Rd., (Deadline 5/20/04)  
FS-M04-8 – OMNIPOINT (T-MOBILE), 7830 Rebel Rd. (Deadline 5/29/04)  
FS-M04-14 – OMNIPOINT (T-MOBILE), 5827 Columbia Pike (Deadline 5/29/04)  
FS-P04-15 – OMNIPOINT (T-MOBILE), 7389 Lee Highway (Deadline 5/29/04)  
FS-P04-17 – OMNIPOINT (T-MOBILE), 2751 Prosperity Ave. (Deadline 5/29/04)  
FS-S04-22 -- OMNIPOINT (T-MOBILE), 4201 Stringfellow Rd (Deadline: 6/15/04)

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**PUBLIC HEARINGS:**

RZ 2003-DR-063 - ST. JOHN'S CATHOLIC CHURCH

SE 2003-DR-039 – ST. JOHN'S CATHOLIC CHURCH

PCA 95-D-040 - ST. JOHN'S CATHOLIC CHURCH

1. Mr. Harry Bacas  
Brookhaven Forest Villa Civic Association  
1534 Poplar Place  
McLean, VA 22101
2. James Robertson  
McLean Citizens Association  
7209 Evans Mill Road  
McLean, VA 22101

RZ 2004-PR-003 - ARLINGTON BOULEVARD CONSOLIDATION LLC

SE 2003-PR-007 - ARLINGTON BOULEVARD CONSOLIDATION LLC

1. Tom Christenson, President  
Pine Ridge Civic Association  
Address Unknown
2. Fran Wallingford  
Montua Civic Association  
3230 Wynford Drive  
Fairfax, VA 22031
3. Sara Hall representing Irene Betties, Trustee  
Blankenship and Keith  
4020 University Drive  
Fairfax, VA 22030

RZ 2003-MV-065 - BOARD OF SUPERVISORS' OWN MOTION  
NO SPEAKERS

**FAIRFAX COUNTY PLANNING COMMISSION**  
**MEETING AGENDA**  
**Thursday, April 22, 2004**

*Posted: 12/11/03*  
*Finalized: 4/23/04*

<u>KEY</u> P/H – Public Hearing D/O – Decision Only
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Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

**ITEMS SCHEDULED FOR DECISION ONLY**

None at this time.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
Zoning Ordinance Amendment – Cluster Subdivisions (Commissioner Wilson) (Moved from 4/21/04)	R. Murray	Markup on 5/13/04

**ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
RZ 2003-LE-011 & PCA 96-L-005-3 & SEA 96-L-034-3 (Moved from 1/8/04)	Foundation for Applied Technical Education	P. Braham	P/H to 4/21/04
RZ 2003-DR-063 & SE 2003-DR-039 & PCA 95-D-040	St. John's Catholic Church	P. Braham	P/H to 4/21/04
RZ/FDP 2003-MV-062	Eastwood Properties, Inc.	L. Shulenberger	P/H to 4/21/04
SE 2003-SP-041 (Moved from 4/14/04)	Coxcom Inc. d/b/a Cox Communications of Northern Virginia	T. Swagler	P/H to 4/21/04

**FAIRFAX COUNTY PLANNING COMMISSION**  
**DETAILED MEETING AGENDA**  
**Thursday, April 22, 2004**

*Posted: 4/7/04*  
*Finalized: 4/23/04*

<b>KEY</b> P/H – Public Hearing D/O – Decision Only
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**7:30 p.m.** The Joint Planning Commission/School Board Committee met in the Board Conference Room to discuss the tracking of proffered funds to schools, explanation of the formula used for determining cash proffers for schools, and the Millstone Company agreement regarding monopolies at schools.

**8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

None scheduled at this time.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**COUNTYWIDE**

**ZONING/SUBDIVISION ORDINANCE AMENDMENTS (Cluster Subdivisions)** – To amend Chapter 112 (the Zoning Ordinance) and Chapter 101 (the Subdivision Ordinance) as follows: Allows consideration of four cluster subdivision options as follows: (1) cluster subdivisions with special exception approval and a bonus density in the R-C and R-E Districts and with administrative approval in the R-1, R-2, R-3 and R-4 Districts (Staff Recommendation); (2) cluster subdivisions with administrative approval in the R-C through R-4 Districts with up to a 25 foot wide landscaped buffer within the cluster subdivision and at its perimeter (All By Right Option with Perimeter Buffer); (3) cluster subdivisions with administrative approval in the R-C through R-4 Districts with increased lot area and lot width requirements for certain lots located on the peripheral boundary of the cluster subdivision (All By Right Option with Larger Peripheral Lot Sizes); or, (4) cluster subdivisions with special exception approval and a bonus density in the R-C through R-4 Districts (All Special Exception Option).

Any of the foregoing options or combinations thereof may be approved and may include the following Zoning Ordinance provisions: (1) allows cluster subdivisions that were approved by special exception approval or proffered rezoning approval prior to July 1, 2004, to continue and be modified; (2) allows cluster subdivisions that were approved by the Director prior to October 20, 1987, to continue; (3) prohibits the approval of a cluster subdivision through a rezoning or special exception process after July 1, 2004, except for a proffered rezoning for a cluster subdivision to a district that allows a greater density; (4) prohibits the approval of a proffered rezoning from the R-1 through R-8 Districts to the respective PDH District of the equivalent density for the development of a single family detached subdivision; (5) increases the minimum district size requirement in the R-C through R-2 Districts; (6) decreases the minimum district size requirement in the R-E through R-4 Districts; (7) adds a minimum interior lot width requirement and increases the minimum corner lot width requirement for certain cluster subdivision lots in the R-C through R-4 Districts; (8) increases the minimum lot area requirement for certain cluster subdivision lots in the R-C through R-4 Districts; (9) increases the maximum allowable density within a cluster subdivision in the R-C through R-4 Districts by a range of 5% to 20%; (10) increases the minimum open space requirement in the R-E through R-4 Districts; (11) requires at least 75% of the minimum required open space or one acre, whichever is less, to

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**Thursday, April 22, 2004**

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## **COUNTYWIDE (cont.)**

have no dimension less than 50 feet and to be located anywhere within the cluster subdivision; (12) excludes certain buffer areas from the minimum open space requirements; (13) prohibits any variances to the minimum district size, lot area, lot width, or open space requirements in the R-C through R-4 Districts; and (14) reduces the allowable encroachments into floodplains and Resource Protection Areas (RPAs).

Any of the foregoing options or combination thereof may be approved and may include the following Subdivision Ordinance provisions: (1) requires the designation of existing use and zoning classifications for parcels contiguous to the cluster subdivision on preliminary subdivision plat submissions; (2) expands the written notice requirements for preliminary subdivision plats to include project descriptions and the name, address, and telephone number of a representative of the applicant; (3) adds standards regarding open space, existing vegetation and tree preservation, lot location, utility location, and minor adjustments of property lines; and (4) prohibits waiver of any of the above-described standards.

Any of the foregoing options or combination thereof may be approved and may include provisions of the PFM that reduce the allowable encroachment into floodplains and RPAs. The proposed amendment options embody many new concepts. Following input from the public hearings, the proposed text may be revised.



**FAIRFAX COUNTY PLANNING COMMISSION  
AGENDA/SPEAKERS LIST  
Thursday, April 22, 2004**

*Posted: 4/22/04  
Finalized: 4/23/04*

<b>KEY</b> P/H – Public Hearing D/O – Decision Only
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**PUBLIC HEARING:**

ZONING/SUBDIVISION ORDINANCE AMENDMENTS (Cluster Subdivisions)

1. David Schnare  
Occoquan Watershed Coalition  
9033 Brook Ford Road  
Burke, VA 22015
2. John Ulfelder  
Great Falls Citizens Association  
9151 Old Dominion Drive  
McLean, VA 22102
3. Pete Rigby  
Northern Virginia Building Industry Assn.  
14160 NewbrookDrive  
Chantilly, VA 20151
4. Martin Schirmacher  
9534 Third Place  
Lorton, VA 22079

# FAIRFAX COUNTY PLANNING COMMISSION

## MEETING AGENDA

### Thursday, April 29, 2004

Posted: 12/3/03  
Finalized: 4/30/04

<b>KEY</b> P/H – Public Hearing D/O – Decision Only
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Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

#### FEATURES SHOWN

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FS-H04-23 (Consent Agenda) (1977 Hunter Mill Rd.)	Omnipoint (T-Mobile)	D. Marshall	Approved
FS-L04-21 (5801 Franconia Rd.)	Omnipoint (T-Mobile)	W. Hagan	Approved
FS-P04-28 (7500 Magarity Rd.)	Omnipoint (T-Mobile)	W. Hagan	Approved
FS-P04-18 (7350 Ronald St.)	Omnipoint (T-Mobile)	W. Hagan	Approved

#### ADMINISTRATIVE ITEM

<u>Application</u>	<u>Applicant</u>	<u>PC Action</u>
Architectural and Landscape Plans #7067-SP-16-2	Metropolitan Reston Town Center	Recommend Approval

#### ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2003-LE-036 (Moved from 3/11/04)	Diane Cox Basheer, Trustee & Kenneth O. Thompson, Trustee	C. Lewis	D/O to 5/13/04
SE-01-MV-005 (Deferred from 3/18/04)	William A. Kinder	L. Johnson	D/O to 5/27/04
S04-IV-RH1	Out of Turn Plan Amendment (Hayfield Animal Hospital)	D. James	P/H to 5/26/04
RZ/FDP 2003-PR-043 (Deferred from 4/14/04)	Van Metre Land Limited Partnership	C. Lewis	D/O to 5/20/04
RZ 2003-PR-054 & SE 2003-PR-030 (Moved from 3/18/04)	Ourisman Bethesda, Inc.	C. Lewis	P/H to 6/16/04
RZ 2003-MA-052 & SEA 88-L-071 (Deferred from 4/14/04)	Trustees for Immanuel Bible Church being Ralph Weitz, Joel Benson, & Alan Fischer	K. Abrahamson	Recommend Approval

#### ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ/FDP 2003-HM-046 & PCA 2000-HM-044 & PCA 77-C-098-5 & PCA 80-C-028-7 (Moved from 2/4/04)	TST Woodland L.L.C.	W. Mayland	P/H to 6/3/04
RZ/FDP 2002-HM-043 & SE 2002-HM-046 & PCA 79-C-037-5 (Moved from 2/18/04)	L. Farnum Johnson Jr. and Jeffrey J. Fairfield Managing Co – Trustees of the Ruth C. Launders Marital Trust, David I. Meiselman and Winfred C. Meiselman, Trustees, and Meiselman Family LLC	W. Mayland	P/H to 9/29/04
SE 2003-SP-035 (Moved from 3/11/04)	Ronald A. and Leta G. Deangelis; George Hinnant, Trustee	T. Swagler	P/H to 9/22/04

**FAIRFAX COUNTY PLANNING COMMISSION  
DETAILED MEETING AGENDA  
Thursday, April 29, 2004**

Posted: 4/14/04  
Finalized: 4/30/04

<b>KEY</b> P/H – Public Hearing D/O – Decision Only
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**8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

**ITEMS SCHEDULED FOR DECISION ONLY**

None at this time.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

**LEE DISTRICT**

**SE 2003-LE-036 - DIANE COX BASHEER, TRUSTEE AND KENNETH O. THOMPSON, TRUSTEE** - Appl. under Sect. 9-615 of the Zoning Ordinance to permit a cluster subdivision. Located at 6412 – 6429 Wayside Pl., 4711 – 4739, 4801-4812 and 4900 Split Rock Rd., and 6408-6414 Raven Pl. on approx. 23.75 ac. of land zoned R-3. Lee District. Tax Map 82-3 ((18)) 46, 47, 48, 53 and 54; 92-1 ((7)) 1 – 8, 27 – 45, 55 – 63; 92-1 ((8)) 1 – 18 and a portion of Split Rock Dr., Wayside Pl. and Raven Pl. public right-of-way to be vacated and/or abandoned. (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Split Rock Dr., Wayside Pl. and Raven Pl. to proceed under Section 15.2-2272 (2) of the *Code of Virginia*.)

**MASON DISTRICT**

**RZ 2003-MA-052 - THE TRUSTEES FOR IMMANUEL BIBLE CHURCH BEING RALPH WEITZ, JOEL BENSON AND ALAN FISCHER** - Appl. to rezone from R-2 to R-3 to permit building additions to a previously approved church and private school of general education at a Floor Area Ratio (FAR) of 0.22. Located in the S.E. quadrant of the intersection of Backlick Rd. and Braddock Rd. on approx. 13.04 ac. of land. Comp. Plan Rec: 2-3 du/ac.. Tax Map 71-4 ((1)) 35, 36A and 71-4 ((2)) B, 1, 2, 2A, 3 and 3A. (Concurrent with SEA 88-L-071.)

**SEA 88-L-071 - THE TRUSTEES FOR IMMANUEL BIBLE CHURCH BEING RALPH WEITZ, JOEL BENSON AND ALAN FISCHER** - Appl. under Sect. 3-304 of the Zoning Ordinance to amend SE 88-L-071 previously approved for church and private school of general education to permit building additions, site modifications and modifications to development conditions. Located in the S.E. quadrant of the intersection of Backlick Rd. and Braddock Rd. on approx. 13.04 ac. of land zoned R-3. Tax Map 71-4 ((1)) 35, 36A and 71-4 ((2)) B, 1, 2, 2A, 3 and 3A. (Concurrent with RZ 2003-MA-052.)

# **FAIRFAX COUNTY PLANNING COMMISSION DETAILED MEETING AGENDA**

**Thursday, April 29, 2004**

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## **MOUNT VERNON DISTRICT**

**SE 01-V-005 - WILLIAM A. KINDER** - Appl. under Sect. 2-904 of the Zoning Ordinance to permit uses in the floodplain. Located at 7905, 7907 and 7909 Candlewood Dr. on approx. 37,500 sq. ft. of land zoned R-3. Tax Map 102-1 ((21)) 1 – 3.

## **PROVIDENCE DISTRICT**

**RZ 2003-PR-043/FDP 2003-PR-043 - VAN METRE LAND LIMITED PARTNERSHIP** - Appls. to rezone from R-1 to PDH-3 to permit residential development at a density of 3.0 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located N. of Electric Ave. approx. 700 ft. E. of its intersection with Woodford Rd. on approx. 12.35 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 39-1 ((1)) 13, 14, 14A and 15A; 39-3 ((1)) 50, 51 53, 54, 55, 56, 59, 60 and 61.

**FAIRFAX COUNTY PLANNING COMMISSION**  
**AGENDA/SPEAKERS LIST**  
**Thursday, April 29, 2004**

*Posted: 4/29/04*  
*Finalized: 4/30/04*

<b>KEY</b> P/H – Public Hearing D/O – Decision Only
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**DEFERRAL:** S04-IV-RH1 – Out of Turn Plan Amendment – Hayfield Animal Hospital (Lee) (PH to 5/26/04)  
RZ 2003-PR-054 – Ourisman Bethesda, Inc. (P/H to 6/16/04)  
SE 2003-PR-030 – Ourisman Bethesda, Inc. “ ” “ ” “ ”

**ADMINISTRATIVE ITEM:** Architectural and Landscape Plans for “The Metropolitan at Reston Town Center,” Plan #7067-SP-16-2, Hunter Mill District

**CONSENT AGENDA ITEM:** FS-H04-23 – Omnipoint , 1977 Hunter Mill Road (Deadline 6/16/04)

**FEATURES SHOWN:**

FS-L04-21 -- Omnipoint (T-Mobile), Edison High School, 5801 Franconia Rd. (Deadline 6/15/04)

FS-P04-28 -- Omnipoint (T-Mobile), Westgate Elementary School, 7500 Magarity Rd. (Deadline 7/07/04)

FS-P04-18 -- Omnipoint (T-Mobile), 7350 Ronald St. (Deadline 6/02/04)

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**PUBLIC HEARINGS:**

RZ 2003-MA-052 - THE TRUSTEES FOR IMMANUEL BIBLE CHURCH

SEA 88-L-071 – THE TRUSTEES FOR IMMANUEL BIBLE CHURCH

NO SPEAKERS

SE 2003-LE-036 - DIANE COX BASHEER, TRUSTEE AND KENNETH O. THOMPSON, TRUSTEE

1. Carl Sell, President  
Rose Hill Civic Association  
6601 Cottonwood Drive  
Franconia, VA 23310

SE 01-V-005 - WILLIAM A. KINDER

- |   |   |
|---|---|
| <ol style="list-style-type: none"><li>1. Ed Takken<br/>7905 Bayberry Drive<br/>Alexandria, VA 22306</li><li>2. Carol Westerman<br/>7922 Karol Rd<br/>Alexandria, VA 22308</li><li>3. Suzanne Cleary<br/>8017 Candlewood Drive<br/>Alexandria, VA 22306</li><li>4. Elizabeth Medrano<br/>8001 Candlewood Drive<br/>Alexandria, VA 22306</li><li>5. Deborah Matthews<br/>7904 Candlewood Drive<br/>Alexandria, VA 22306</li></ol> | <ol style="list-style-type: none"><li>6. Scott Surovell<br/>7739 Pauxemont Road<br/>Alexandria, VA 22306</li><li>7. James Davis<br/>Address Unknown</li><li>8. Walsh Brian<br/>7903 Candlewood Drive<br/>Alexandria, VA 22306</li><li>9. Sonya Kinder<br/>7907 Candlewood Road<br/>Alexandria, VA 22306</li></ol> |
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**FAIRFAX COUNTY PLANNING COMMISSION**  
**AGENDA/SPEAKERS LIST**  
**Thursday, April 29, 2004**

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RZ 2003-PR-043 - VAN METRE LAND LIMITED PARTNERSHIP  
FDP 2003-PR-043 VAN METRE LAND LIMITED PARTNERSHIP

1. Robert Elron  
8430 Electric Avenue  
Vienna, VA 22182
2. Joan Keuchel  
2135 Woodford Rd  
Vienna VA 2218
3. Susan Hageman  
2208 Frank St  
Vienna, VA 22182
4. Renada Wade  
for Tyson Woods Civic Association  
2231 Richelieu Drive  
Vienna, VA 22182
5. Bill Hardin  
2136 Woodford Rd  
Vienna, VA 22182
6. Vijay Kanodia  
2147 Woodford Rd  
Vienna, VA 22182
7. Emory Pate  
2146 Frank Street  
Vienna, VA 22182
8. Deloris Washington  
2136 Frank Street  
Vienna, VA 22182